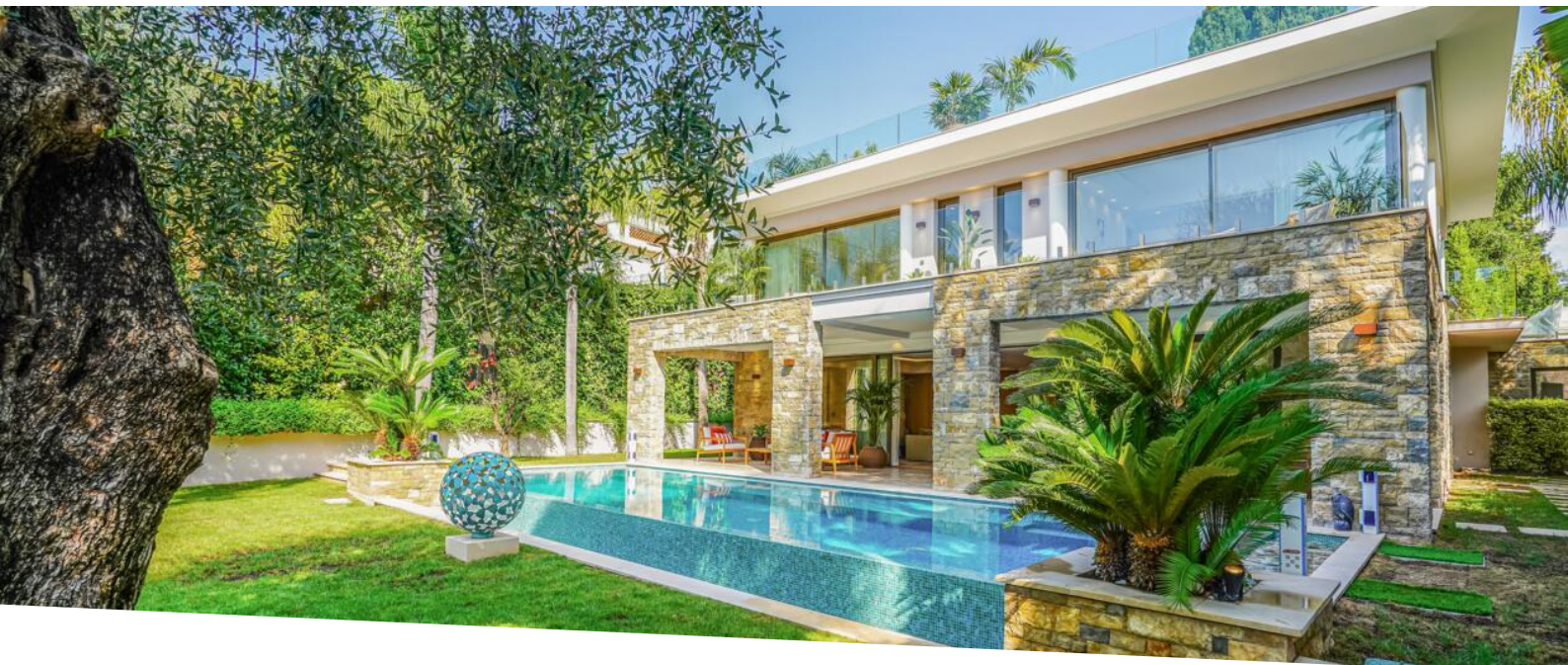




CO-EXCLUSIVITY - SAINT-JEAN-CAP-FERRAT - PRESTIGIOUS VILLA

For sale

Co-exclusive

14 900 000 €

Product type Villa	Num rooms +5 rooms
City Saint-Jean-Cap-Ferrat	Country France
Bedrooms 5	Bathrooms 5
Parking 1	Condition Luxurious services
View Unobstructed view	Release date Available
Ref. VF1653	

In the heart of Saint-Jean-Cap-Ferrat, this contemporary villa enjoys a privileged location close to the village, the port and the beaches. It has five bedrooms, a swimming pool, a wellness area with spa and fitness room, a private cinema, as well as an exceptional 166 sqm rooftop terrace. Four parking spaces complete this property.

In the heart of Saint-Jean-Cap-Ferrat, in a highly sought-after residential setting, this exceptional property enjoys a prime location close to the beaches, restaurants and local shops, with direct access to the village and the Port. Set on a flat plot, the property also stands out for its modern architecture.

The villa is arranged over several levels and offers a particularly elegant layout, combining spacious reception areas, private quarters and facilities dedicated to wellness and leisure. It also features a swimming pool, perfectly integrated into the outdoor spaces.



[MonteCarlo-RealEstate.com](https://montecarlo-realestate.com)

Page
1/6

Ref. : VF1653

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

On the ground floor, an entrance leads to a spacious reception area comprising a living room and dining room, as well as an office. This level also includes a kitchen, several hallways, a guest WC and an independent studio with its own shower room.

On the lower level, a landing leads to several technical and service areas, as well as a dedicated wellness and entertainment space. This level includes an electrical technical room, a storage room, a pool equipment room, a fitness room, a changing room, a spa area, a wine cellar and a private cinema room with its own WC. A laundry room and a separate room housing the hot water tank complete this level.

On the first floor, a landing leads to four bedrooms, each with its own private shower room or bathroom. The first three bedrooms each have an en-suite shower room, while the fourth benefits from an en-suite bathroom.

On the top level, the villa features an exceptional 166.58 sqm rooftop terrace, offering a vast private outdoor space ideal for enjoying the privileged setting and Mediterranean lifestyle.

The property also benefits from four parking spaces, two of which are covered.

Agency fees are payable by the seller unless otherwise stipulated in the mandate.

Estimated annual energy costs for standard use: between €1,910 and €2,650. Average energy prices indexed to 2021.

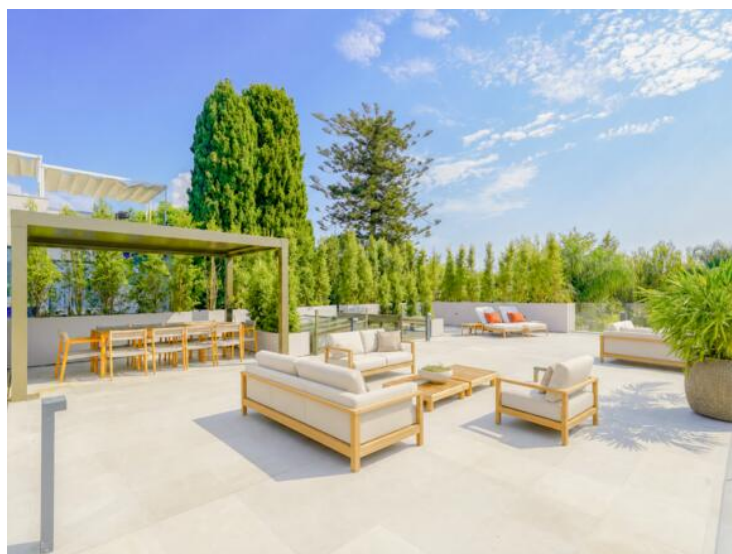
The property is not subject to co-ownership regulations.

Information regarding natural risks and pollution is available on the Géorisques website: <https://georisques.gouv.fr/>

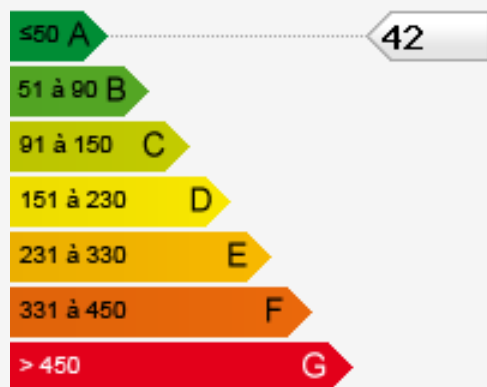








Consommations énergétiques



Émissions de gaz à effet de serre

